

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

9 Clements Grove, Reservoir Vic 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$700,000 & \$750,000

Median sale price

Median price \$950,000 Property Type House Suburb Reservoir

Period - From 01/01/2024 to 31/03/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	23 Mccomas St RESERVOIR 3073	\$792,000	23/03/2024
2	5 White St RESERVOIR 3073	\$785,000	17/11/2023
3	27 Mccomas St RESERVOIR 3073	\$775,000	06/03/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

15/04/2024 13:47



 3  1  2

Property Type: House (Res)

Land Size: 608 sqm approx

Agent Comments

Indicative Selling Price
\$700,000 - \$750,000
Median House Price
March quarter 2024: \$950,000

Comparable Properties



23 Mccomas St RESERVOIR 3073 (REI)

Agent Comments

 2  1  3

Price: \$792,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)

Land Size: 560 sqm approx

5 White St RESERVOIR 3073 (VG)

Agent Comments

 2  -  -

Price: \$785,000

Method: Sale

Date: 17/11/2023

Property Type: House (Previously Occupied - Detached)

Land Size: 541 sqm approx



27 Mccomas St RESERVOIR 3073 (REI)

Agent Comments

 2  1  3

Price: \$775,000

Method: Sold Before Auction

Date: 06/03/2024

Property Type: House (Res)

Land Size: 562 sqm approx

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